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ZONING CHANGE REVIEW SHEET

CASE: C14-2010- 0207 – Robinson Foundation Offices

P.C. DATE: February 8, 2011 (Postponed by staff)
February 22, 2011 (Indefinitely postponed by applicant)
June 14, 2011

ADDRESS: 510 W 8th Street

OWNER/APPLICANT: Darnell Robinson Family, LLC (Michael Ginsberg)

AGENT: A.G. Consulting (Alice Glasco)

ZONING FROM: MF-4

TO: DMU

AREA: 0.1699 acres (7,400 ft²)

SUMMARY STAFF RECOMMENDATION: Staff recommends approval of DMU-CO (Downtown Mixed Use-Conditional Overlay) district zoning. The Conditional Overlay will make a bail bond services, cocktail lounge, and liquor sales a conditional use; prohibit pawn shop services use and limit vehicle trips to less than 2,000 per day.

DEPARTMENT COMMENTS: This 0.1699 acre site is currently developed with a multifamily structure and zoned MF-4. The applicant seeks to rezone the property to Downtown Mixed Use for construction of an office building. The Downtown Mixed Use (DMU) district is the designation for a use located on the periphery of an area that has a Central Business District (CBD) designation. A DMU district designation may be applied to a development that includes any combination of office retail, commercial, and residential uses and that is compatible with the downtown area. A DMU district use with an intermediate density may be used as a transition between the downtown area and surrounding districts. A DMU district is suitable for an area to which the central business district may expand. The subject tract is located in and amongst various zoning districts, including DMU, GO, CS and LO. It should be noted that this property lies the Criminal Justice Overlay sub-district (§ 25-2-650), in which a bail bond services, cocktail lounge, and liquor sales use are conditional uses and a pawn shop services use is prohibited. Also, the northeastern corner of the property lies within the Barton Creek Pedestrian Bridge Capital View Corridor.

Through negotiation with the Original Austin Neighborhood Association, the applicant has agreed to the following conditions:

- Maximum height of 90 feet
- The following uses shall be prohibited: bail bond services, a stand alone cocktail lounge use, pawn shop and liquor sales.
- The following uses shall be conditional: food service and a cocktail lounge use is associated with an offsite club, hotel or bed and breakfast use.
- If the proposed structure exceeds 60 feet in height, a minimum of 15% of the net rentable conditioned space of any such building must be residential.

Based on the site location and limitations, staff recommends approval of DMU-CO district zoning. The rezoning will allow the applicant to achieve site development regulations that will allow for a reasonable office use on the downtown property.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	MF-4	Multi-Family
<i>North</i>	DMU-CO; GO; CS	Parking; Professional Office
<i>South</i>	MF-4; GO; GO-H	Professional Office; Club
<i>East</i>	P; P-H	Library; History Center
<i>West</i>	LO; GO; DMU-CO	Professional Office

TIA: Waived

WATERSHED: Shoal Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

HILL COUNTRY ROADWAY: No

NEIGHBORHOOD ORGANIZATION:

- Downtown Austin Neighborhood Coalition
- Pecan Street Owner's Association
- Downtown Austin Alliance
- Austin Warehouse District Association
- Old Pecan Street Association
- Sentral Plus East Austin Koalition
- Austin Neighborhood Council
- Downtown Austin Neighborhood Association
- Original Austin Neighborhood Association

SCHOOLS:

Matthews Elementary School
O' Henry Middle School
Austin High School

CASE HISTORIES

NUMBER	REQUEST	COMMISSION	COUNCIL
C14-99-0138	MF-4 to DMU-CO	APVD STAFF REC OF DMU-CO BY CONSENT (8-0)	APVD PC'S REC OF DMU-CO W/CONDS (7-0); ALL 3 RDGS
C14-06-0187	MF-4-H to DMU-H-CO	APVD STAFF ALT REC OF DMU-H-CO (8-0)	APVD DMU-H-CO (5-1, BD/NO); ALL 3 RDGS

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RELATED CASES

C14-2011-0036 (807-811 Nueces)	GO to DMU	APVD STAFF REC OF DMU-CO (8-0)	Pending
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BASIS FOR RECOMMENDATION

1. ***Zoning should allow for reasonable use of the property.***

Based on the site location and limitations, staff recommends approval of DMU-CO district zoning. The rezoning will allow the applicant to achieve site development regulations that will allow for a reasonable office use on the downtown property.

2. ***Zoning changes should promote a balance of intensities and densities.***

The Granting of this rezoning request should result in an equal treatment of similarly situated properties, and is consistent with other similarly situated properties in the area that promote a combination of office, retail, commercial and residential uses that are compatible with the downtown area.

EXISTING CONDITIONS

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Shoal Creek Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.

Impervious cover is not limited in this watershed class; therefore the zoning district impervious cover limits will apply.

This site is required to provide on-site structural water quality controls (or payment in lieu of) for all development and/or redevelopment when 5,000 s.f. cumulative is exceeded, and detention for the two-year storm. At this time, no information has been provided as to whether this property has any pre-existing approvals which would preempt current water quality or Code requirements.

According to flood plain maps, there is no flood plain within the project area.

Trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 974-1876. At this time, site specific information is unavailable regarding other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

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Water and Wastewater

If the landowner intends to serve the site with City of Austin water and wastewater utilities, the landowner, at own expense will be responsible for providing the water and wastewater utility improvements, offsite main extensions, system upgrades, utility relocations and or abandonments required. The water and wastewater plan must be in accordance with the City of Austin utility design criteria. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

Stormwater Detention

At the time a final subdivision plat, subdivision construction plans, or site plan is submitted, the developer must demonstrate that the proposed development will not result in additional identifiable flooding of other property. Any increase in stormwater runoff will be mitigated through on-site stormwater detention ponds, or participation in the City of Austin Regional Stormwater Management Program if available.

Transportation:

Name	ROW	Pavement	Classification	Daily Traffic
West 8 th Street	80'	40'	Collector	Not Available
Nueces Street	80'	40'	Collector	3362 (COA, 01/27/10)

No additional right-of-way is needed at this time.

A traffic impact analysis was waived for this case because the applicant agreed to limit the intensity and uses for this development. If the zoning is granted, development should be limited through a conditional overlay to less than 2,000 vehicle trips per day [LDC, 25-6-117].

There are existing sidewalks along Nueces Street and a segment of West 8th Street. The sidewalk along West 8th Street terminates in front of a rock wall on the adjoining property.

According to the Austin 2009 Bicycle Plan Update approved by Austin City Council in June, 2009, bicycle facilities are existing and/or recommended along the adjoining streets as follows:

Existing Street Characteristics:

Street Name	Existing Bicycle Facilities	Recommended Bicycle Facilities
West 8 th Street	None	None
Nueces Street	Shared Lane	Bike Boulevard (Super Route)

Capital Metro bus service (route no(s). 171, 461, 935, 982 - 984, 986 and 987) is available along Guadalupe Street at West 8th Street.

Site Plan:

Any new construction may require compliance with Subchapter E, Commercial Design Guidelines. Additional comments will be made during the site plan review.

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CITY COUNCIL DATE: March 3, 2011
July 28, 2011

ACTION: Indefinitely Postponed by applicant

ORDINANCE READINGS: 1st

2nd

3rd

ORDINANCE NUMBER:

CASE MANAGER: Stephen Rye

PHONE: 974-7604
stephen.rye@ci.austin.tx.us



ZONING

ZONING CASE#: C14-2010-0207
 LOCATION: 510 W 8TH ST
 SUBJECT AREA: 0.1699 ACRES
 GRID: J22
 MANAGER: STEPHEN RYE



N

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

1" = 400'

This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



CL 19

Barton Creek Pedestrian
Bridge Capitol View Corridor

Area of Subject Property
Within the Capitol View Corridor

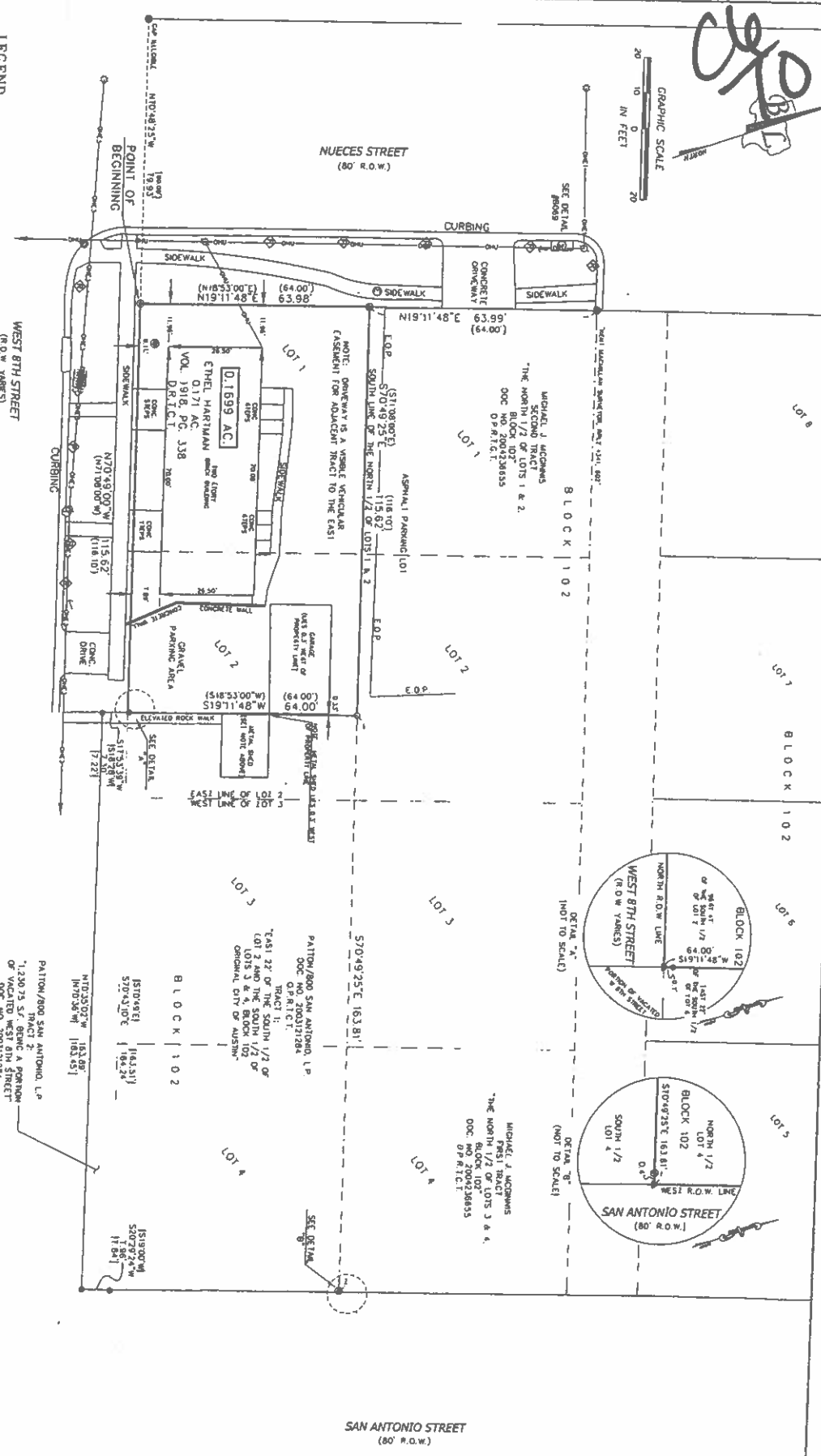
NUECES ST

W 8TH ST

SAN ANTONIO ST



0.1699 AC



LEGEND

- 1/2" REBAR FOLIO
- COTTON SPINALE FOLIO
- 1/2" REBAR FOLIO
- 1/2" REBAR FOLIO WITH CAP
- 1/2" REBAR SET WITH PLASTIC CAP
- WHICH READS "BASELINE, INC."
- UTILITY POLE
- ELECTRIC METER
- DOWN POLE
- OVERHEAD ELECTRIC LINE, STREET PHASE
- OVERHEAD ELECTRIC LINE, THREE PHASE
- OVERHEAD UTILITY LINE
- WATER METER
- WATER VALVE
- POLE MOUNTED
- WASTE WATER METER
- WASTE WATER CLEANOUT
- STORM SEWER METER
- STORM SEWER CLEANOUT

LEGEND

- TELEPHONE MOUNT
- TELEPHONE JUNCTION BOX
- UNDERGROUND TELEPHONE MOUNT
- CAS VALVE
- PARKING METER
- PLASTIC SIGNAL CONTROLLER BOX
- ROADWAY SIGN
- ROADWAY
- CHAIN LINK FENCE
- CONCRETE FENCE
- DOOR OF PAVEMENT
- ROOT OF WAY
- RECORD INFORMATION PER VOL. 1918, PG. 338, D.R.I.C.T.
- RECORD INFORMATION PER VOL. 315, PG. 138, D.R.I.C.T.
- RECORD INFORMATION PER ORIGINAL CITY OF AUSTIN PLAT
- DEED RECORDS OF TRAVIS COUNTY, TEXAS
- OFFICIAL PUBLIC RECORD OF TRAVIS COUNTY, TEXAS

GENERAL NOTES

1. BEARING BASES. THE NORTH BEARING OF WEST 8TH STREET BEING NORTH 70° 49' WEST, AS CITED IN DEDICATORY DEED FROM CITY OF AUSTIN TO TRAVIS W. MOORE, JR., OF RECORD IN VOLUME 5313, PAGE 1238, DEED RECORDS OF TRAVIS COUNTY, TEXAS.
2. THIS TRACT LIES IN ZONE 14, AREA OUTSIDE OF THE 0.25 ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FEDERAL ENGINEERING MANAGEMENT AGENCY FLOOD MAP NUMBER 48452-0005 N, DATED SEPTEMBER 28, 2008.
3. THIS SURVEY REFLECTS EASEMENTS AND MATTERS OF RECORD SHOWN IN COMPARISON TO THE 1918 NO. 100440, EFFECTIVE AUGUST 9, 2010 BY SURVEYOR'S RECORDS OF TRAVIS COUNTY, TEXAS. NO ADDITIONAL TITLE RESEARCH WAS PERFORMED BY BASELINE LAND SURVEYORS, INC. FOR THE PURPOSE OF THIS SURVEY.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY SUBSTANTIALLY COMES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A SURVEY. THIS SURVEY WAS MADE ON THE GROUND ON THE PROPERTY, AND NO APPARENT OVERLAPPING IMPROVEMENTS, DISCREPANCIES, DEED RECORDS OF TRAVIS COUNTY, TEXAS, OR A DEDICATED RIGHT-OF-WAY OR ACCESS EASEMENT AS SHOWN HEREON, AND THAT THIS PROPERTY HAS ACCESS TO

DATE _____

File: S:\804 San Antonio St\804 S10 W 8th St Title Survey
 Scale: (Horizontal) 1"=20'
 Date: 09/21/10
 Drawn By: RLW
 Checked By: BWW
 Revision 1:
 Revision 2:
 Revision 3:

LAND TITLE SURVEY OF 0.1699 OF ONE ACRE (7,399 SQUARE FEET) OF LAND, BEING A PORTION OF LOTS 1 & 2, BLOCK 102 IN THE ORIGINAL CITY OF AUSTIN PLAN, ACCORDING TO THE MAP THEREOF RECORDED IN THE GENERAL LAND OFFICE OF THE STATE OF TEXAS AND BEING THE SAME PROPERTY CONVEYED TO ETHEL HARTMAN AND DESCRIBED AS 0.171 ACRES BY INSTRUMENT OF RECORD IN VOLUME 1918, PAGE 338 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS

BASELINE LAND SURVEYORS, INC.
 PROFESSIONAL LAND SURVEYING SERVICES
 8333 CROSS PARK DRIVE
 AUSTIN TEXAS 78754
 OFFICE: 512.374.9722 FAX: 512.873.9743
 ron-baseline@austin.txrr.com

West Downtown Alliance
1800 Nueces St.
Austin, Tx. 78701

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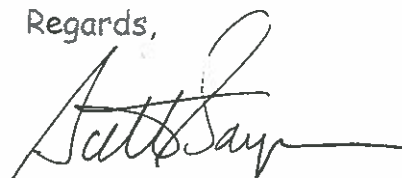
Stephen Rye
505 Barton Springs Road, 5th floor (visit)
P. O. Box 1088 (mail)
Austin, Texas 78767

Dear Mr. Rye,

The board of directors of the West Downtown Alliance supports case #C14-2010-0207 by the Darnell Robinson Family LLC, Michael Ginsberg, for the rezoning of their property at 510 W. 8th St.

Please feel free to call me if you have any questions.

Regards,



Scott Sayers
President, WDA

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:

www.ci.austin.tx.us/development

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-2010-0207

Contact: Stephen Rye, 512-974-7604

Public Hearing: Feb. 8, 2011, Planning Commission

Mar. 3, 2011, City Council

Amber Dodson

Your Name (please print)

708 San Antonio Street

Your address(es) affected by this application

Garrett

2/8/11

Date

Signature

Daytime Telephone: 472-1330

Comments:

If you use this form to comment, it may be returned to:

City of Austin

Planning & Development Review Department

Stephen Rye

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-2010-0207

Contact: Stephen Rye, 512-974-7604

Public Hearing: Feb. 8, 2011, Planning Commission
Mar. 3, 2011, City Council

Amber Dodson

Your Name (please print)

708 San Antonio Street

Your address(es) affected by this application

[Signature]

Signature

Date

Daytime Telephone: 512-472-1336

Comments:

If you use this form to comment, it may be returned to:

City of Austin

Planning & Development Review Department

Stephen Rye

P. O. Box 1088

Austin, TX 78767-8810

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PUBLIC HEARING INFORMATION

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Case Number: C14-2010-0207

Contact: Stephen Rye, 512-974-7604

Public Hearing: Feb. 8, 2011, Planning Commission

Mar. 3, 2011, City Council

Your Name (please print) 123 Hillier

☒ I am in favor
☐ I object

Your address(es) affected by this application
10661 South 504 W. Hwy Austin, TX

506 W. Hwy Austin 78701 2/3/11
Date

Signature

Daytime Telephone: 214-358-2063

Comments:

If you use this form to comment, it may be returned to:

City of Austin

Planning & Development Review Department

Stephen Rye

P. O. Box 1088

Austin, TX 78767-8810

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Darnell Robinson Family, LLC
Michael D. Ginsberg Manager
14755 Preston Road, Suite 600
Dallas, Texas 75254

Stephen Rye, Case Manager
stephen.rye@ci.austin.tx.us
City of Austin planning and zoning staff
Case # C14-2010-0207
City of Austin Planning Commission

April 26, 2011

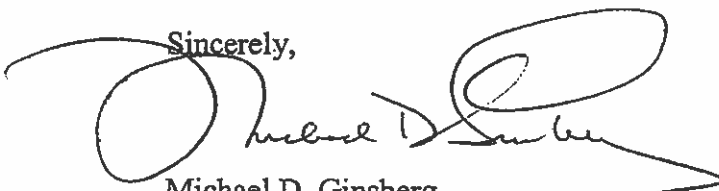
Dear Mr. Rye,

I would like to provide you with an update regarding the above referenced case. As a matter of background I would like to report that applicant's representative has met with and gained the support of the relevant neighborhood groups.

This case was postponed by the applicant in order to continue study of the property. The applicant would like to inform the Commission and all concerned that the property is no longer under consideration as a non-profit use. Alternatives including office, mixed use and/or multi-family residential are at the forefront of contemplated uses.

Applicant will continue to keep you informed and appreciates your assistance in this case.

Sincerely,



Michael D. Ginsberg,
Manager of the Applicant



Post Office Box 1282
Austin, TX 78767
www.originalaustin.com
www.citicite.com/oana/

February 7, 2011

Stephen Rye
City of Austin
Planning & Development Review Department
P.O. Box 1088
Austin, TX 78767

RE: C-14-2010-0207; 510 West 8th Street

Dear Mr. Rye:

The Board of Directors of the Original Austin Neighborhood Association (OANA), within whose defined borders the above referenced rezoning request lies, supports the requested rezoning from MF-4 to DMU-CO with the following conditions:

- 1) The maximum height of a building or structure is not more than 90 feet from ground level.
- 2) By agreement between OANA and the applicant, and recognizing that the referenced property lies within the Criminal Justice Overlay, the following Uses are accepted as Prohibited rather than Conditional: bail bond services, a stand alone cocktail lounge use, pawn shop use and liquor/package store. In addition, an outdoor entertainment/amplified music use of the site is prohibited. A food service use and a cocktail lounge use would be a permissible Conditional Use if associated with an onsite club, hotel or bed & breakfast establishment.
- 3) By agreement between OANA and the applicant, if the proposed structure exceeds 60 feet in height then a minimum of 15% of the structure will be residential in use.
- 4) By agreement between the City of Austin and the applicant, vehicle trips per day are limited to less than 2,000.

The neighborhood association is very pleased to have worked with the applicant on this matter, and subject to the above mutually acceptable Conditions, we ask that the Planning Commission and the City Council accept applicant's request to rezone the property.

Ted Siff
President

Albert Stowell
Treasurer & Planning & Zoning Chair

Board of Directors

Ted Siff, President
Mark Holzbach, Vice President
Albert Stowell, Treasurer
Blake Tollett, Secretary
Jocelyn Dabeau
Rick Hardin
John Horton
Perry Lorenz
Bill Schnell

- A. Who is the Darnell Robinson Foundation? What is the purpose of the foundation - basically, what they do?

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The Darnell Robinson Family plans to form a foundation that is scheduled to be headquartered in Texas' capitol, Austin. The foundation would be entirely privately funded. Currently the family's efforts have been focused on issues involving disadvantaged youth and poverty, and hunger in Africa. The Nueces Street property would serve initially as offices for the foundation.

The foundation's vision is to create a nexus between the creative communities here and elsewhere in the United States (west coast) to focus public attention and raise funding for worthy projects like Worldvision in Senegal for example, and other African and third world countries. The Foundation's current focus in the communities of Sine and Tattaguine in western Senegal. Project activities include recruitment, training, and support for young celebrity athletes to act as role models and peer educators, organizing sports and enabling participants to communicate positive messages. This effort to include facilitating local meetings and workshops, and producing TV and radio ads with encouraging and educational messages at this Austin property. Another interest is in The Hunger Project. **The Hunger Project (THP) is a global, non-profit, strategic organization committed to the sustainable end of world hunger. In Africa, South Asia and Latin America, THP seeks to end hunger and poverty by empowering people to lead lives of self-reliance, meet their own basic needs and build better futures for their children. Robinson LLC remains focused primarily on equatorial Africa.**

- B. Easements and height restrictions: Do they exist? With the private height restriction of 80 feet and other easement restrictions, why DMU-120?

Yes, they do exist and are subject to termination by the beneficiary.

The Robinson Family LLC simply wants to be treated fairly, and fit in with the surrounding area. Surrounding zoning and uses are largely DMU and have significant heights. The planned upcoming development next door

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adjacent to the north of us, intends to match the height of the existing 812 office building just across the alley to the north at well over 100 feet in height. The Austin Woman's Club atop a hill across 8th Street to the south towers above our property. Even two story buildings to the west are elevated in grade above our property. Bear in mind DMU is compatible and appropriate in this location.

C. Will the current residential uses be eliminated once the remodeling commences and upon its completion? They consider the 4 residential units as a positive contribution towards affordable housing in the area.

The badly needed remodeling will be extensive as there has been almost no maintenance or updating for many years. No continued residential occupancy is possible during the remodeling phase.

D. If they decide to support the request for DMU-120, would the Foundation agree to a 50% residential component in the development and prohibit the following uses:

1. Outdoor entertainment/ live amplified music --OK to prohibit.
2. Bail Bond Services-- OK to prohibit
3. Cocktail Lounge --OK to prohibit, unless associated with a restaurant, hotel, or B&B.
4. Liquor Sales— if this means a liquor store (Package Store) okay to prohibit.
5. Pawn Shops -- OK to prohibit
6. Restaurant Use --There is a restaurant in the Woman's Club across the street so restaurant is permissible if associated with a club or hotel or B&B.

Residential Uses. If a new building were to be constructed upon the property that exceeded 60 feet in height, we would agree to have at least 15% of that building as residential.

Please understand, due to the extensive restrictions placed on the property by the Seller, and the planned construction next door, any redevelopment is likely years away.

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79**Rye, Stephen**

From: Mike Mchone [redacted]
Sent: Wednesday, June 08, 2011 5:38 PM
To: Rye, Stephen
Cc: aliceglasco@mindspring.com; 'Mike Mchone'
Subject: FW: 510 W. 8th

Hi Stephen,

I believe this email will suffice as evidence of Mr. Hardin's support of the zoning change for 510 W. 8th Street (C14-2010-0207) with the conditions stated by the Original Austin Neighborhood Association on February 7th, 2011. Please contact me if you have any questions.

Thanks,
 Mike

From: Rick Hardin [redacted]
Sent: Tuesday, June 07, 2011 10:02 AM
To: Mike Mchone
Subject: Re: 510 W. 8th

Dear Mr. Mchone,

As a neighboring owner of properties, and as a director of OANA, I fully support OANA's written position on this zoning case at 510 West 8th.

You are correct in that the rezoning granted to the next door property at 807-811 Nueces Street appears to be far less restrictive than the more restrictive zoning conditions that have been requested by OANA for the 510 W. 8th property.

I understand the applicant is willing to agree to OANA's requested conditions on use and height.

On 6/6/2011 8:58 PM, Mike Mchone wrote:

Hi Rick,

I am a minority partner in the entity that is purchasing 510 W. 8th Street in Austin. One of my responsibilities is to make sure that the rezoning case that has been reactivated and is scheduled for June 14th by the Planning Commission is approved.

I have had discussions with the sellers consultant, Alice Glasco. I have also talked with Steve Rye, City of Austin Planning Department case Manager. He has sent me the planning staff's recommendation on this rezoning application. The staff is supporting the rezoning as conditioned by the February 7th letter from Original Austin Neighborhood Association signed by Ted Siff, President; and Albert Stowell, Treasurer & Planning & Zoning Chair. You are listed as a director of that organization, and I hope you agree with the position taken by this Neighborhood Association. Mr. Blake Tollett is Secretary of this Neighborhood Association. In examining the documentation, it appears that you and Mr. Tollett have stated positions on this case that are slightly different from the letter of February 7th of the Original Austin Neighborhood Association. I would like to have your position clarified and for you to state in an email to me that you now fully support the position of the Neighborhood Association. Mr. Tollett has been contacted and he now agrees with the Neighborhood's position, especially given the rezoning granted to 807-811 Nueces Street. Please give me a call if you have any questions regarding this case. Ms. Glasco and I would be happy to meet with you to discuss any concerns you might have.

Respectfully,

Mike

Cell: 554-8440

6/9/2011